

# EXHIBIT L



AMERICAN UNIVERSITY  
WASHINGTON, D C

**ALAN AND AMY MELTZER CENTER AND SPORTS CENTER ANNEX  
CONSTRUCTION MANAGEMENT PLAN**

Construction activities in connection with the development of the Alan and Amy Meltzer Center for Athletic Performance and Sports Center Annex (“**Meltzer/SCAN**”) on the campus of American University (“**AU**” or “**University**”), subject to the approval of the DC Zoning Commission, will be conducted in accordance with the terms of this Construction Management Plan (the “**Plan**”), as detailed below:

**1. Work Hours**

- a. The normal construction work week will be Monday through Friday from 7:00 a.m. until 6:00 p.m. Work may also be conducted on Saturdays from 9:00 a.m. until 5:00 p.m., as needed to maintain the project schedule. No construction activity will occur on Sundays.
- b. AU will make good faith efforts to limit noisiest and most disruptive work to between 8:00 a.m. and 4:00 p.m. on weekdays.

**2. Traffic Management and Parking**

- a. All access to the Meltzer/SCAN construction site will occur from AU property, with the limited exception that vehicles associated with planting activities within the vegetative buffer along the campus boundary with University Avenue may, if necessary, access the site from University Avenue.
- b. Construction vehicle access will occur primarily using the Massachusetts Avenue campus access point (Glover Gate).
- c. Queuing of construction related vehicles will not occur at any time on adjacent neighborhood streets.
- d. All deliveries of project-related materials, construction or otherwise, will occur only during the Work Hours specified in Section 1.
- e. Designated contractor and construction worker parking areas will be provided on the AU campus. Consistent with AU’s Good Neighbor Parking Policy and Condition 46(b) of the 2021 Campus Plan, construction employees, contractors, and subcontractors shall by contract be prohibited from parking on residential streets, subject to contractual penalties of termination.

**3. Site Management**

- a. AU will erect and maintain temporary fencing and barricades in order to secure the construction site and will maintain temporary storm water management systems

throughout the period of construction until such time as the permanent facilities are constructed, approved, and operational to prevent adverse water impacts on the adjacent neighborhood.

- b. All construction materials and equipment will be stored on campus at the construction site.
- c. A minimum amount of lighting, directed away from residential properties, will be provided at the construction site. These lights will be sufficient to provide necessary security and to comply with District of Columbia and OSHA safety standards.
- d. AU will remove rubbish and construction debris as needed during the construction period during the normal construction workday.
- e. Vehicular and pedestrian directional and safety signage will be provided. Site access points will be clearly marked, and a permit board including jobsite safety protocols and contact information will also be provided onsite.

4. **Contractors and Subcontractors**

- a. AU will require that all contractors and subcontractors be contractually required to follow the terms of, and comply with, the policies set forth in this Plan.
- b. AU will require all contractors and subcontractors to abide by the University's Tobacco and Smoke-Free Policy.
- c. Jobsite trailer(s), designated contractor break/eating areas, and portable restrooms will be located within the construction site.
- d. Contractors will bring their own food or may purchase food from University food retail stores located on campus. Contractors will eat meals and take breaks at the designated areas within the construction site and will not be permitted to gather outside of the campus in a manner that would be disruptive to the neighborhood.

5. **Communication.**

- a. AU shall designate a representative to be the key point of contact during the period of construction ("**Representative**"). Any time construction activity associated with the Meltzer/SCAN project is occurring, The Representative or his/her designee shall be available on-site, by telephone, or by e-mail to receive communications from the residents of the surrounding community. Prior to the start of construction, contact information for the Representative or his/her appointed designee shall be provided to members the community, posted onsite, and included on the Meltzer/SCAN project website. In addition, the University shall also provide a telephone number to contact in case of emergency during hours in which no construction activity is occurring. The Representative and emergency contact(s) shall document and promptly respond to all communications received from members of the community.
- b. AU shall provide regular construction updates to the AU Neighborhood Partnership and quarterly reports to the Community Liaison Committee (CLC).